

**PLANNING AND ZONING COMMISSION
CITY OF MANCHESTER, MISSOURI**

RESOLUTION NO. 05-01

WHEREAS, the City of Manchester is interested and has pursued redevelopment of the northeast quadrant of the intersection of Highways 100 (Manchester Road) and 141 to foster greater economic development, and

WHEREAS, the City of Manchester intends to build its new police facility and is interested in significant retail development for the area with adequate buffering or transitional uses on the fringe to serve as a buffer, and

WHEREAS, these projects represent new land uses in the area and in order to be consistent with the City's Comprehensive Plan, the Future Land Use Map must be amended to reflect these new land uses, and

WHEREAS, the Planning and Zoning Commission of the City of Manchester, Missouri has studied this amendment to the City's Comprehensive Plan, and

WHEREAS, in accord with the provisions of Section 89.360 of the Revised Statutes of Missouri, the Commission conducted a public hearing on July 25, 2005, after due notice as required by law, and,

WHEREAS, the Commission has taken into account the comments of interested parties at the public hearing, and is fully informed on the issues reflected in the amendment to the Plan hereinafter referenced.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANCHESTER, STATE OF MISSOURI, AS FOLLOWS:

Section One: The amendment to the Comprehensive Plan document attached hereto and incorporated by this reference, together with all data maps, plats, diagrams, descriptive matter, and other documents and materials contained and referenced therein, is hereby adopted as an amendment to the Comprehensive Plan of the City of Manchester and as the "City Plan" of the City of Manchester, Missouri, as that term is used in Sections 89.300 through 89.480 of the Revised Statutes of Missouri.

Section Two: In accord with the provisions of Section 89.360 of the Revised Statutes of Missouri, the Secretary of the Commission shall attest to the adoption of this Resolution and the Plan referenced herein and shall file same in the office of the

Commission. A copy of the amendment to the Plan shall also be certified to the Board of Aldermen of the City of Manchester and the City Administrator of the City and a copy shall be made available in the office of the Recorder of Deeds of St. Louis County and available at the City Administrator's office for public inspection during normal office hours.

THIS RESOLUTION IS PASSED AND ADOPTED, BY ROLL CALL VOTE OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANCHESTER, MISSOURI, THIS 25TH DAY OF July, 2005.

CITY OF MANCHESTER PLANNING
AND ZONING COMMISSION

BY

Chairman

ATTEST:

Secretary of the Commission

APPROVED AS TO LEGAL FORM:

City Attorney

COMPREHENSIVE PLAN TEXT AMENDMENT

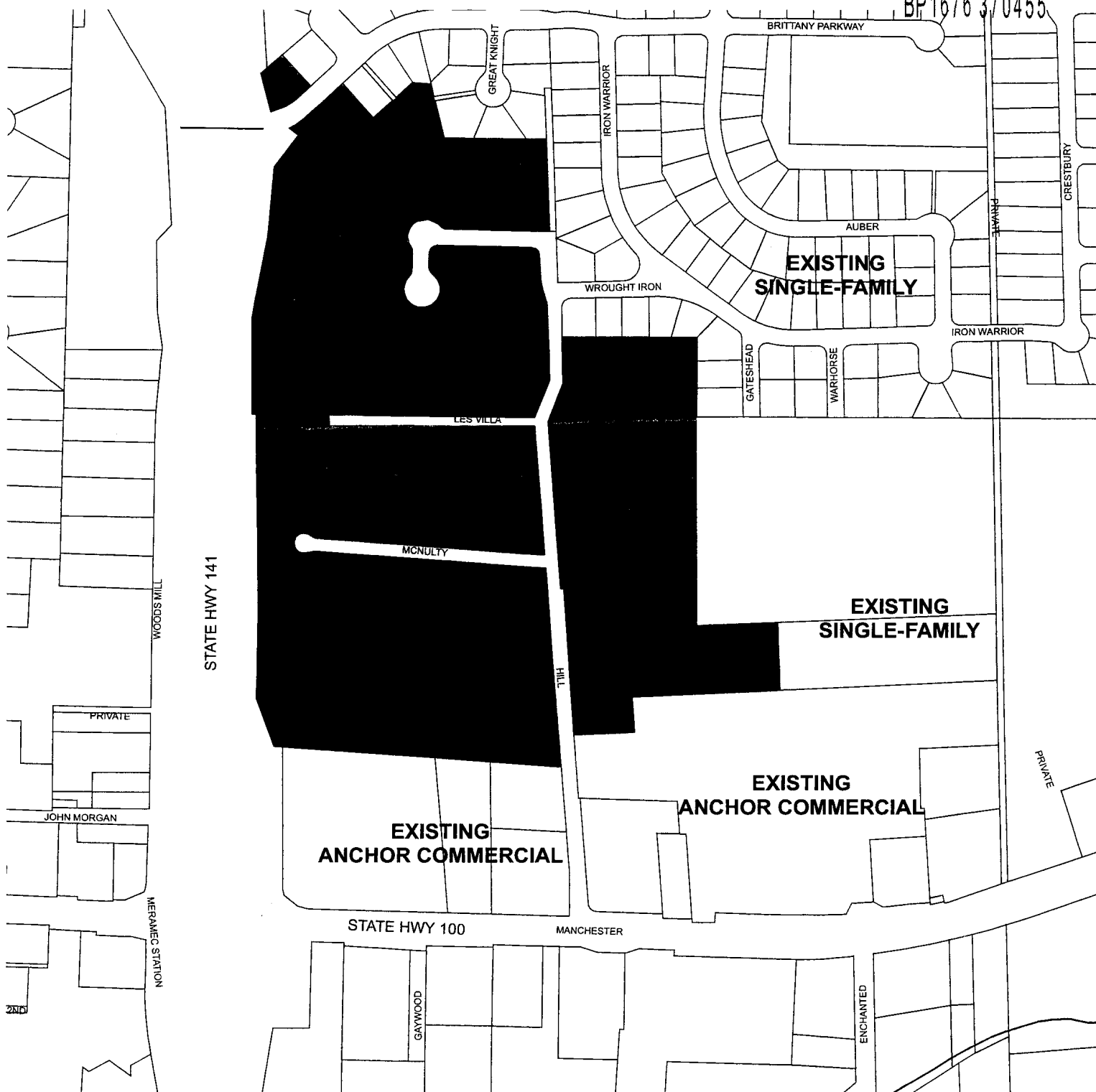
The Future Land Use Plan, shown as Exhibit 4 in the Comprehensive Plan shows the southern half of the project area as already "Anchor Commercial" as described below. The northern part is the area to be redeveloped and thus this Plan amendment envisions a continuation of Anchor Commercial with the following changes to the text in the Plan highlighted in bold:

Anchor Commercial

Intent: Anchor Commercial uses are intended to provide goods and services on a community-wide and regional scale.

Location: Anchor Commercial uses are limited to areas adjacent to major arterials, such as Manchester Road and Highway 141.

Density: Anchor commercial developments are recommended to be 100,000 square feet or greater in size. Accessory commercial uses (pad sites) including, but not limited to, sit-down restaurants, smaller retail uses and banks may be allowed, if included as part of an overall master plan. **Non-retail uses, such as government facilities and high-density residential, may also be included if they are integral and form a transitional or buffer use between the new development and surrounding area and is part of the overall master plan for such large-scale development.**



Legend

Proposed Anchor Commercial

JULY 2005

Exhibit A Future Land Use Plan

Comprehensive Plan Amendment
Manchester, Missouri



FGV



PGAVURBANCONSULTING